

A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, February 01, 2007

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**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 55

Subject: C14-06-0227 - 5103 Commercial Park - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 5103 Commercial Park (Walnut Creek Watershed) from interim-single-family residence-standard lot (I-SF-2) district zoning to limited industrial service-conditional overlay (LI-CO) combining district zoning Staff Recommendation: To grant limited industrial service-conditional overlay (LI-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant limited-industrial service-conditional overlay (LI-CO) combining district zoning. Applicant and Agent Texcal Properties (Michael E. Lackey) City Staff: Robert Heil, 974-2330.

Additional Backup Material
(click to open)
 Staff Report

For More Information:

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0227

ZAP Date: January 23, 2007

ADDRESS: 5103 Commercial Park Drive.

OWNER/AGENT: Texal Properties (Michael E Lackey)

ZONING FROM: I-SF-2

TO: LI-CO

AREA: 0.170 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of Limited Industrial Services- Conditional Overlay (LI-CO) combining district zoning. The Conditional Overlay would limit the vehicle trips to less than 2000 per day

ZONING AND PLATTING COMMISSION RECOMMENDATION:

January 23, 2007: Approved staff's recommendation of LI-CO on consent.

DEPARTMENT COMMENTS:

The site is zoned Interim Single Family Standard Lot (I-SF-2) and is currently used as a warehouse and associated office. Much of the surrounding property lies outside the Austin city limits and is unzoned. There are no physical constraints would make development of the site for light industrial uses either difficult or inappropriate.

Along Commercial Park Drive there are multiple industrial and intense commercial uses on Interim Family Residence (I-SF-2) zone land. These include a welding shop, a cable contractor, a self storage facility, two sign manufacturers and printers, a custom manufacturing facility and a semi-conductor manufacturing operation. There are also several undeveloped tracts along Commercial Park Drive.

To the north along Springdale road, there is a large tract of vacant land. North from Commercial Park Drive on Springdale road towards US Highway 290 East, there are several large vacant tracts, and tracts developed with various industrial or intense commercial uses including, a ice plant, a commercial plumbing supply business (including a large yard storing PVC and concrete pipe), a Federal Express depot, a paint wholesaler, and a research and development site. At the intersection of Springdale Road and US Highway 290 East there are two convenience stores.

To the south along Old Manor road is a large vacant tract, a Starflight helicopter pad, and a concrete plant. Much of the land along Old Manor Road is undeveloped.

Further south, approaching Ed Bluestein Blvd (US Hwy 183) there are undeveloped tracts and a large AISD facility, the Delco Events Center.

The only residential uses near the site are further to the east along Pecan Brook drive, where a residential neighborhood surrounds LBJ High School.

The property lies within the proposed LBJ Neighborhood Planning Area, which has not yet been scheduled.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-SF-2	Warehouse and associated office
<i>North</i>	I-RR	Warehouses and Industrial Uses
<i>South</i>	I-RR	Undeveloped & Industrial Uses
<i>East</i>	I-SF-2	Vacant & Industrial Uses
<i>West</i>	I-SF-2	Vacant & Industrial Uses

AREA STUDY: The property lies within the proposed LBJ Neighborhood Planning Area, which has not yet been scheduled.

TIA: N/A

WATERSHED: Walnut Creek **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- LBJ Neighborhood Association
- North East Action Group
- Taking Action Inc.
- Austin Neighborhoods Council
- Austin Independent School District

SCHOOLS: (AISD)

Winn Elementary School Dobie Middle School LBJ High School

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION
Commercial Park Drive	60'	40'	Collector

CITY COUNCIL DATE: 02/01/7

ACTION:

ORDINANCE READINGS: 1st

2nd

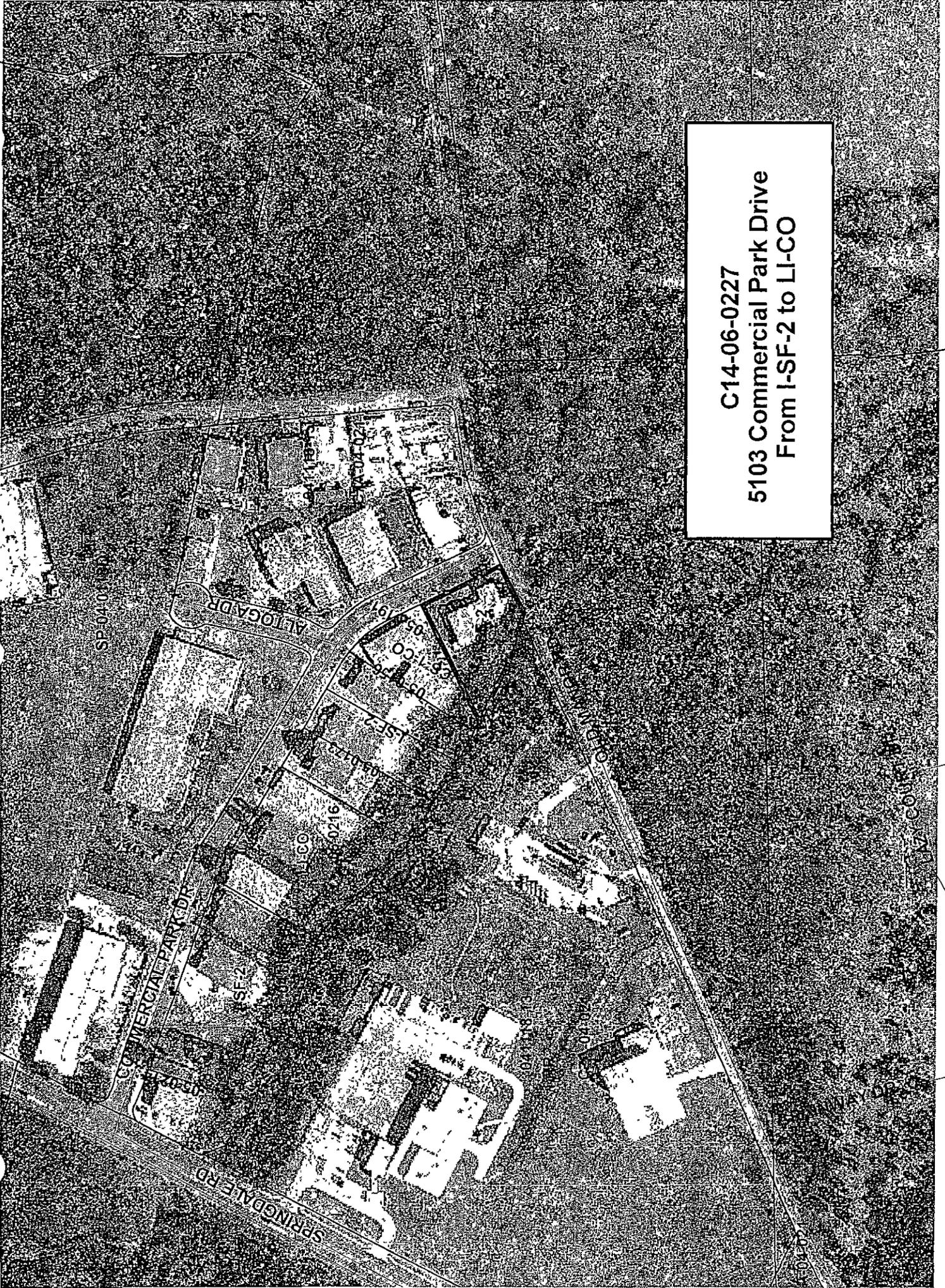
3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330

C14-06-0227
5103 Commercial Park Drive
From I-SF-2 to LI-CO





 1" = 400'	SUBJECT TRACT 	ZONING CASE #: C14-06-0227 ADDRESS: 5103 COMMERCIAL PARK DR SUBJECT AREA (acres): 0.170	DATE: 06-12 INTLS: SM	CITY GR REFERENC NUMBER N27
	PENDING CASE 			
	ZONING BOUNDARY 			
	CASE MGR: R. HEIL			

SUMMARY STAFF RECOMMENDATION

Staff recommends approval of Limited Industrial Service- Conditional Overlay (LI-CO) combining district zoning. The Conditional Overlay would limit the vehicle trips to less than 2000 per day.

The property lies within the proposed LBJ Neighborhood Planning Area, which has not yet been scheduled.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning changes should promote compatibility with adjacent and nearby uses*

Commercial Park Drive, Springdale and Manor Roads are being developed with light industrial and intense commercial uses. Large truck traffic is common, especially along Springdale roads which links US 183 and US 290. Industrial use on the tract is appropriate.

2. *The proposed zoning should be consistent with the purpose statement of the district sought*

Limited Industrial Service (LI) district is the designation for a commercial service use or limited manufacturing use generally located on a moderately-sized site

EXISTING CONDITIONS

The site is zoned Interim Single Family Standard Lot (I-SF-2) and is currently used as a warehouse. Much of the surrounding property lies outside the Austin city limits and is unzoned. There are no physical constraints would make development of the site for light industrial uses either difficult or inappropriate.

Along Commercial Park Drive there are multiple industrial and intense commercial uses on Interim Family Residence (I-SF-2) zone land. These include a welding shop, a cable contractor, a self storage facility, two sign manufacturers and printers, a custom manufacturing facility and a semi-conductor manufacturing operation. There are also several undeveloped tracts along Commercial Park Drive.

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The only residential uses near the site are further to the east along Pecan Brook drive, where a residential neighborhood surrounds LBJ High School.

RELATED CASES

Case	Address	Request	Status
C14-05-0156	4909 Commercial Park Dr	I-SF-2 to LI	Council approved 1st reading 11/17
C14-05-0084	7700 Old Manor Road	I-RR to LI	Council approved 1st reading 11/17

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 3,106 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day beyond the existing trips. [LDC, 25-6-117]

Capital Metro bus service is not available within ¼ mile of this project

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION
Commercial Park Drive	60'	40'	Collector

Site Plan

Although the surrounding property is zoned Interim SF or RR, it appears compatibility is not triggered by any residential use

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility relocation, and utility adjustment. The water and wastewater utility plan must be

reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is a floodplain within the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine the exact location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.